

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 9/7 James Avenue, Kew Vic 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$600,000

Median sale price

Median price \$687,000 House Unit X Suburb Kew

Period - From 01/01/2018 to 31/03/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7/27 Brougham St KEW 3101	\$600,000	15/03/2018
2	11/7-9 James Av KEW 3101	\$570,000	21/11/2017
3	5/87 Studley Park Rd KEW 3101	\$565,000	16/03/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

March quarter 2018: \$687,000



Rooms:
Property Type: Apartment
Agent Comments

Comparable Properties



7/27 Brougham St KEW 3101 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 15/03/2018
Rooms: -
Property Type: Apartment



11/7-9 James Av KEW 3101 (REI)

Agent Comments



Price: \$570,000
Method: Private Sale
Date: 21/11/2017
Rooms: -
Property Type: Apartment



5/87 Studley Park Rd KEW 3101 (REI)

Agent Comments



Price: \$565,000
Method: Private Sale
Date: 16/03/2018
Rooms: 3
Property Type: Apartment